



# TOWN FLATS



01323 416600

Leasehold

## Guide Price

## £170,000 - £180,000



2 Bedroom



1 Reception



1 Bathroom



## 9 Blakes Way, Eastbourne, BN23 6EW

**\*\*GUIDE PRICE £170,000 - £180,000\*\***

Being sold CHAIN FREE, this first floor apartment is located directly on Eastbourne seafront in Langney Point and enjoys direct views towards the sea and South Downs. Having two double bedrooms, there is a generous sitting room with adjoining front facing balcony with a kitchen and bathroom/wc also included. Allocated and visitors parking is also provided. Nearby shops and bus links are close by and the exciting marina development is less than half a mile distant.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

9 Blakes Way,  
Eastbourne, BN23 6EW

**Guide Price**  
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## Main Features

- Apartment with Wonderful Sea Views
- First Floor
- Two Double Bedrooms
- Sitting Room
- Balcony
- Kitchen
- Bathroom/WC
- Allocated Parking Space
- Visitor Parking
- CHAIN FREE

## Entrance

Communal entrance with security entry phone systems. Staircase to first floor. Private entrance door to-

## Hallway

Store cupboard. Carpet. Wall mounted electric storage heater. Airing cupboard.

## Sitting Room

17'1 x 11'1 (5.21m x 3.38m)

Two storage heaters. Carpet. Double glazed window to rear aspect with views towards the Sea. Double glazed door to-

## Balcony

10'7 x 3'9 (3.23m x 1.14m)

Balustrade. Ample space for table and chairs.

## Kitchen

8'11 x 8'0 (2.72m x 2.44m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for cooker and fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Double glazed window to front aspect.

## Bedroom 1

10'8 x 9'8 (3.25m x 2.95m)

Fitted wardrobe. Carpet. Wall mounted electric heater. Double glazed window to rear aspect with Sea views.

## Bedroom 2

11'8 x 8'10 (3.56m x 2.69m)

Carpet. Wall mounted electric heater. Double glazed window to front aspect.

## Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Wash hand basin with mixer tap. Low level WC. Electric towel rail. Part tiled walls. Frosted double glazed window.

## Parking

The allocated space is marked 'No. 57' and there are also visitor bays available.

**EPC = C**

**COUNCIL TAX BAND = C**

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

**Ground Rent: £200 per annum.**

**Maintenance: £1600 per annum. £800 paid half yearly.**

**Lease: 125 years from 2017, we have been advised of the lease term. We have not seen the lease.**

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.